



Watchtower End, Manoryard, Blithbury Road, Hamstall Ridware, WS15 3RS



Set within the prestigious Manoryard in Watchtower End, an exquisite Grade II Listed converted barn showcasing beautifully retained character features, three bedrooms including a stunning master suite with dressing room and Juliette balcony, and an established garden plot. Originally converted in 1994, Watchtower End occupies a generous corner plot and ample parking on the edge of this desirable courtyard. The interiors have been elegantly refurbished to an exceptional standard to include a bespoke handmade dining kitchen and refitted Fired Earth bathrooms, all of which are immaculately presented. The interiors comprise briefly impressive reception hall, stunning drawing room with gallery above, refitted dining

kitchen, laundry room and cloakroom to the ground floor, with two bedrooms being serviced by a Jack & Jill shower room. The first floor accommodation is home to a magnificent master suite, having a spacious bedroom, en suite bathroom, dressing room with fitted wardrobes and a further walk in wardrobe. The Juliette balcony from the bedroom overlooks idyllic views over the gardens and historic location. Outside, there is a single garage which has been converted into a studio/gym with fitted kitchen and store room/study above, and there is parking for a number of vehicles to the front aspect

The rural village of Hamstall Ridware is nestled within picturesque countryside and is

served by a pub, a private fishery and historic village church. The Cathedral City of Lichfield is easily accessible, being home to an excellent array of shopping and leisure facilities and nearby commuter routes include the A515, A38 and M6 Toll providing swift access to Burton on Trent, Lichfield, Birmingham and Derby. Rail connections can be found in Lichfield providing direct access to Birmingham and London and the International airports of Birmingham and East Midlands are also within an easy drive. A good selection of schools are available including Henry Chadwick Primary, Fair Oak High and the John Taylor Free School, with independent schools including Smallwood Manor, Abbotsholme and Repton.

- Elegant Converted Barn in Idyllic Setting
- Offered with No Upward Chain
- Grade II Listed & Wealth of Character
- Desirable Courtyard Community
- Impressive Reception Hall
- Drawing Room with Gallery above
- Remodelled Dining Kitchen
- Master Suite with Dressing Room, Walk in Wardrobe, En Suite & Juliette Balcony
- Two Further Bedrooms
- Jack & Jill Shower Room
- Ample Parking & Single Garage - Potential Annexe/Studio/Gym
- Tranquil Location with Rural Views
- Double Glazed & Mains Gas C H
- Well Placed for Commuter Routes, Rail Travel & International Airports



Reception Hall 6.25 x 3.79m (approx. 20'6 x 12'5)

A beautiful reception to this countryside home, having vaulted ceilings with a skylight, limestone flooring and windows to the front. A range of useful full height units provides ample cloakroom and storage space, and doors open into:

Stunning Drawing Room 7.96 x 6.66m (approx. 26'1 x 21'10)

Extending to a generous size, this cosy yet spacious lounge enjoys windows to the front, double doors to the side and rear, and a wealth of character including an impressive open fire set to brick hearth. Part of the room showcases a galleried landing and vaulted ceilings, stairs rise to the first floor accommodation and doors open into the second and third bedrooms

The **Rear Hall** has limestone flooring, traditional panelling and doors opening to two sides giving access to the garden and rear courtyard, and further doors give access into:

Bespoke Dining Kitchen 7.65 x 3.23m (approx. 25'1 x 10'7)

Having been full remodelled, this bespoke handmade **Kitchen** comprises a range of quality wall and base units with solid wood worksurfaces over, housing an inset Shaws double Belfast sink with mixer tap, integral dishwasher and spaces for appliances including an American fridge freezer and range cooker. Limestone flooring extends throughout, the **Dining Area** features a window with stunning garden views to the rear and there are two sets of double doors opening out to the rear terrace.

Cloakroom

Double doors open into this guests WC, having pedestal wash basin and low level WC, with wooden flooring and tiled splash backs

Laundry Room 2.54 x 1.95m (approx 8'3 x 6'4)

Having spaces for both a washing machine and tumble dryer, fitted storage and a door opening out to the rear gardens





Stairs rise to the first floor **Galleried Landing** which overlooks the lounge below and showcases a wealth for exposed beams to vaulted ceilings. A door opens into the **Dressing Room**, and there is a superb **Walk in Wardrobe** housing ample hanging and storage space

Dressing Room 5.11 x 3.19m (approx. 16'9 x 10'5)
Again, the dressing room is fitted with a range of wardrobes and under eaves storage, with exposed brickwork chimney breast and door into:

Master Suite 5.5 x 3.5m (approx. 18'0 x 11'6)
A spacious principal bedroom having vaulted ceilings with beams and double doors to the rear opening out to a charming **Juliette Balcony** overlooking the gardens, the historic Pepperpots and the village Church

En Suite Bathroom 3.55 x 2.33m (approx. 11'7 x 7'7)
Comprising a traditional Fired Earth suite having wash basin set to marble topped vanity unit, WC and bathtub with shower unit over, with tiled splash backs, a traditional heated towel rail and a skylight

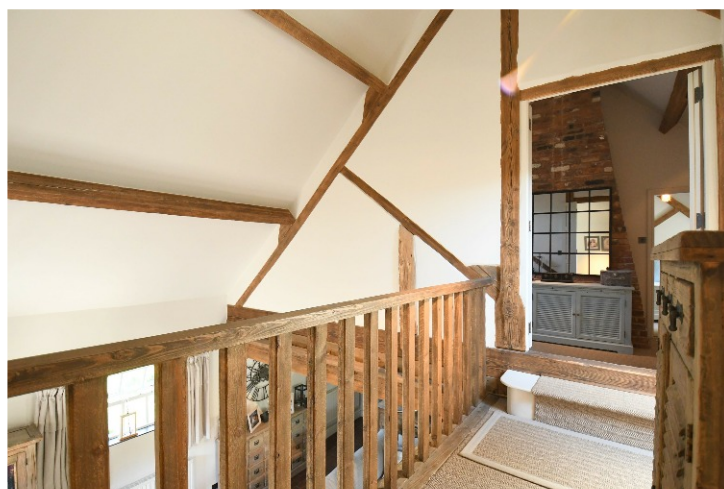
Doors from the **Lounge** open into:

Bedroom Two 3.44 x 2.78m (approx. 11'3 x 10'3)
A good sized double with a window to the rear and a door into:

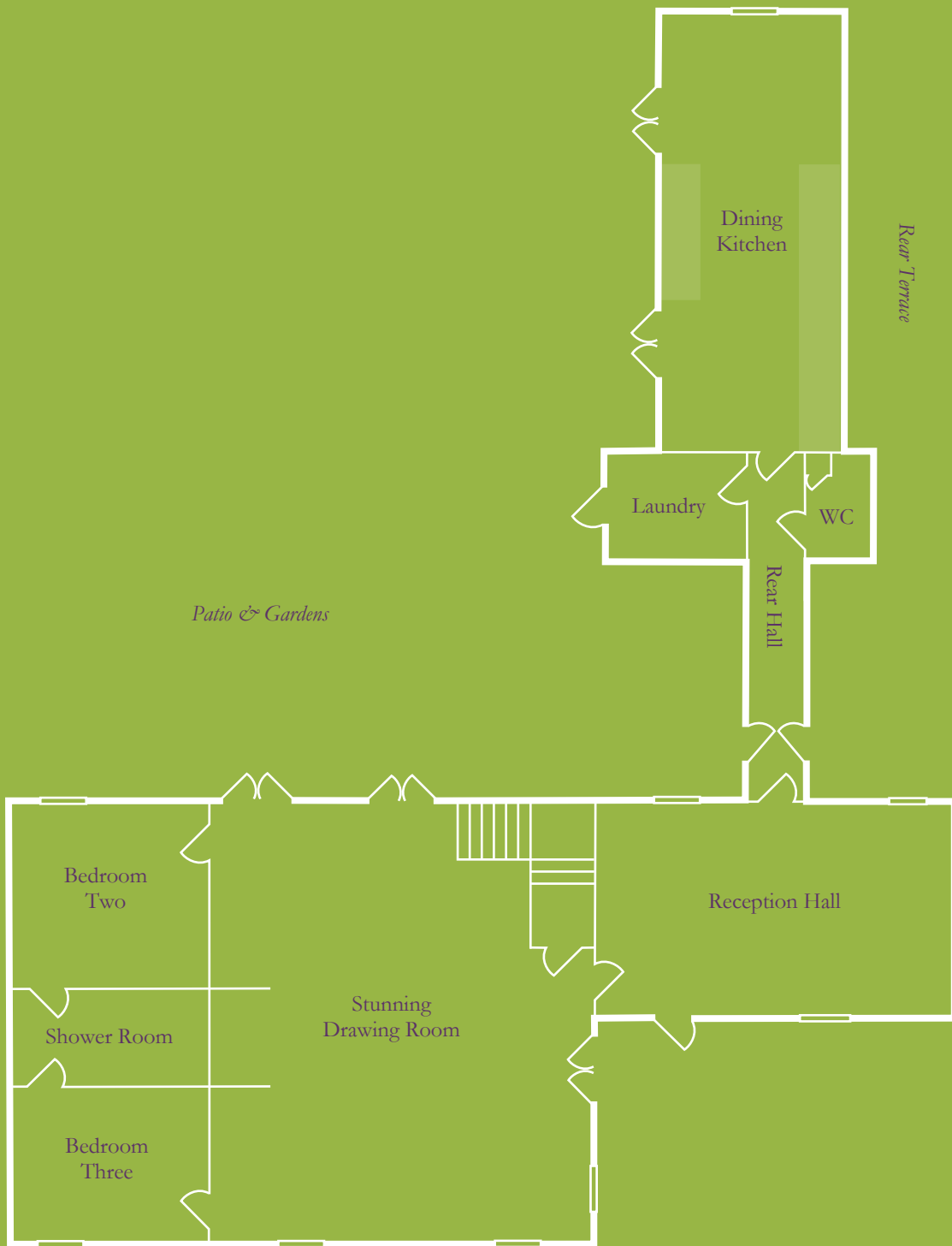
Jack & Jill Shower Room 3.43 x 1.64m (approx. 11'3 x 5'4)

Refitted with a Fired Earth suite having wash basin set to stone topped vanity unit, WC and walk in shower, with tiled walls, oak flooring and a traditional heated towel rail

Bedroom Three 3.43 x 3.27m (approx. 11'3 x 9'1)
Having a window to the front



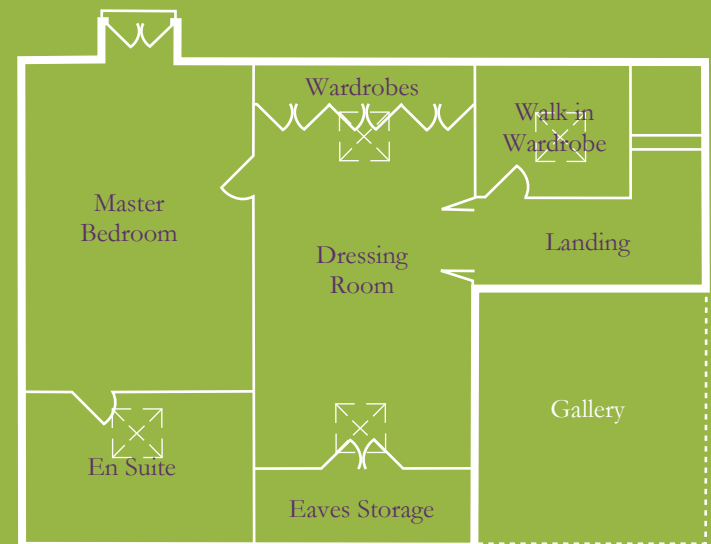




Workshop/Studio



Office/Yoga Room





Outside

Watchtower End is set to the edge of the barns, having parking for a number of vehicles to the front as well as gated access into the rear garden. There are beautifully maintained lawned gardens featuring well stocked borders edged with a character brick wall, and the courtyard gives access to a block of garages, one of which belongs to the property

Gym/Studio 4.95 x 2.37m (approx. 16'2 x 7'9)

A versatile space this studio is fitted with base units housing an inset stainless steel sink, hot and cold water and low level storage, with further full height storage, space for an American style fridge freezer and a breakfast bar. There is a window to the side, double entrance door open to the front and a pull down ladder gives access to:

Study/Storage 4.40 x 2.37m (approx. 14'5 x 7'9)

With restricted head height and a window to the side, this space is an ideal home office or storage

Stunning Gardens

Extending to a superb size, the secluded gardens have been landscaped to a high degree and are laid to a paved terrace with raised flower beds and established lawns with views towards the village Church spire. Mature hedges safely enclose the boundary, and there is a useful paved courtyard offering ideal storage space to one side. The lawns house a small kitchen garden having raised beds and storage sheds



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2014 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.